

# Quarterly Performance Report

# Eke Panuku Development Auckland

2023/2024 Quarter 1

For the 3 months ended 30 September 2023



# Q1 – At a glance

## Executive Summary

Quarter one highlights include the completion and opening of Waiwharariki Anzac Square in Takapuna and the Hayman Park destination playground in Manukau. Both have received a significant positive response from the community. Apart from community value, it helps support the development strategy to increase housing in the area over time.

We have completed the work to take the Northcote Central site to the market, a major step in the redevelopment of Northcote Town Centre. Work on the Avondale town square is now progressing following confirmation of funding for Te Hono Avondale Community Hub. A concept design for Manukau Hayman Park wetland has been completed.

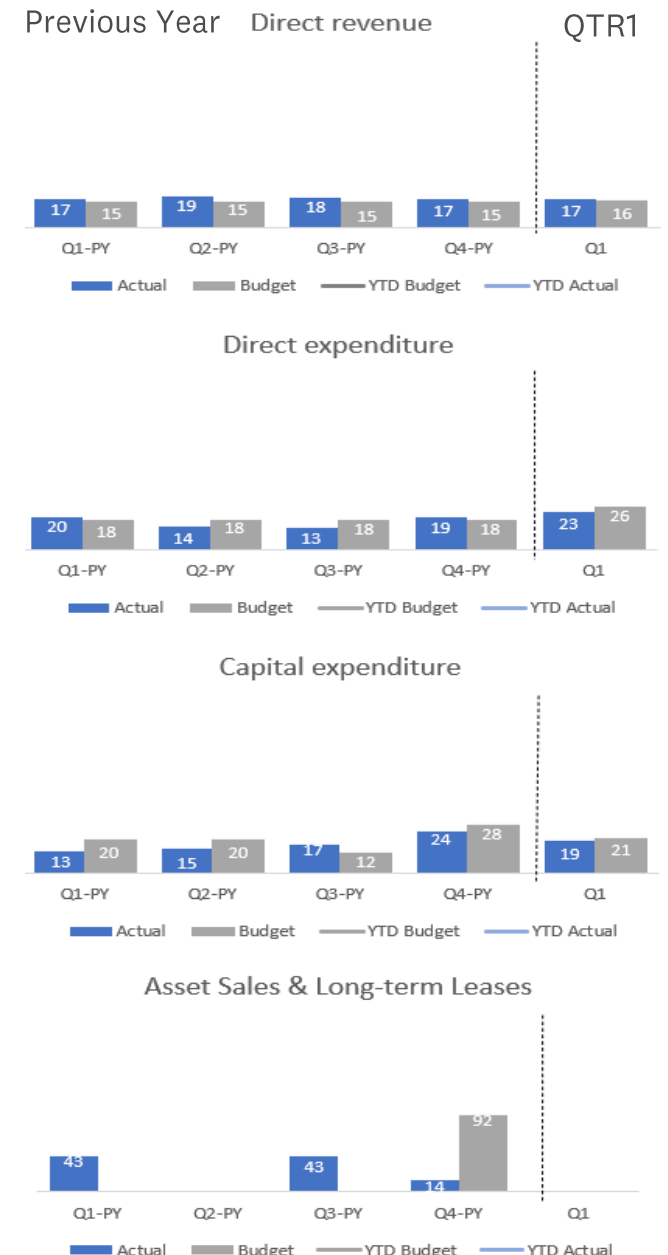
We have made good progress across a number of SOI targets this quarter, including the completion of over 6,000 sqm of public realm works. 18 of the 40 initiatives to support Māori outcomes have been delivered. We continue the trend of good occupancy rates across the residential and commercial properties.

Property sales to date are \$1.5m. We forecast sales totalling \$133m to be completed by end of year. The net surplus from the Property Portfolio and Marina is \$4.5m, \$1.3m ahead of year to date budget.

## Financial Performance

A steady start to the year, direct revenue is favorable to budget as a small number of properties expected to be sold or vacant being currently tenanted. Direct expenditure is tracking behind phased budget in most areas. There is currently a \$1.8m saving in rates and people cost savings from some positions yet to be filled. We are on track to deliver the asset sales targets in the later quarters of the year as noted above. We are making good progress against our capital programme reflected in our capex spend actual and forecast.

*Note: for more details on financials, please refer to Financials section – Pages 12 - 17*



## Highlights

- **Takapuna's Waiwharariki Anzac Square** is now complete with the official opening held in September. The beautiful space is open for the community to use and has received positive feedback. A new Sunday market operator is also up and running, and has been well received by the community.
- **Hayman Park** - South Auckland's destination playground with a 12.8 metre high play tower had its grand opening in September.
- **Avondale** - Funding for the **Te Hono Avondale community hub** has now been secured, enabling the community hub and town square projects to progress. As an integrated community facility located in the heart of the town centre, Te Hono is an important part of the Eke Panuku Avondale regeneration programme. Construction of the adjacent town square and outdoor areas will be managed by Eke Panuku, with its own confirmed funding. Both joint with Auckland Council, 1.6 ha development site.
- **Northcote Central** will be going to the market in the next step of the large-scale redevelopment of Northcote Town Centre which will include new dwellings, shops, eateries, offices, laneways, and a new town square.
- **Waterfront** - Westhaven seawall has been granted resource consent and contractor procurement is underway. The existing seawall is prone to overtopping during high tides and storm events. The seawall improvements will protect the existing property assets and roading infrastructure.
- **Hayman Park Wetlands** - A project to enhance and upgrade the current stormwater ponds. Concept design is complete with resource consent lodgement targeted for December 2023.
- **Marinas** - The Silo and Viaduct marinas have become the first marinas in New Zealand to be accredited with Superyacht Ready status.
- **Climate change & sustainability** - Environmental guidelines for public realm projects, adopted in FY22 are being implemented with mapping of urban ngahere coverage across our neighbourhoods, collaborative work with Healthy Waters on catchment planning, and preparation for several deconstruction projects.
- **Māori outcomes** - We have received three requests for development proposals that includes partnering with iwi mana whenua for the North Wharf mixed-use development site in Wynyard Quarter.

## Issues/Risks

- **Longer time to attract partners with capacity to meet Eke Panuku's outcomes, especially for town centre developments** - Property market demand and supply is affected by economic factors such as higher inflation and cost of debt and tighter lending requirements. This is affecting the delivery of our asset sale targets, regeneration outcomes and new dwelling units.
- **New programme of acquiring storm damaged properties puts pressure on existing resources and programmes** - This is a new programme of work funded by council as part of the Auckland Recovery Plan. We are working closely with the Auckland Recovery Office (ARO) to clarify roles, activities, resourcing and budgets. Communication with affected parties is to be led by the ARO.

- **Failure of development partners given market conditions** - We continue to monitor arrangements with existing development partners and carry out due diligence as part of development partner selection process.
- **Structural failure of public assets** e.g Wynyard Crossing replacement bridge - The age of the portfolio, asset wear and tear; impact of weather events and poor asset information to inform decisions. We continue to manage this through the review of asset conditions, asset management plans, funded maintenance and renewals programme.
- **Extreme weather events** disrupting development, property and marina management activities. We are updating our business continuity plans and carrying out risk assessment of our properties to mitigate impacts of flooding and storm damage.

## Key Performance Measures

Of the 12 SOI performance measures, 9 performance measures are on track to be met by year end based on year to date results, 2 are measured at the end of the year (surveys) and one is not measured (GFA).

We have substantially completed the public realm square metres measure achieving 6,176 sqm out of a target of 7,000 sqm. This includes the final stages of Manukau Hayman Park Playground (basketball court 1,809 sqm) and Waiwharariki Anzac Square in Takapuna (2,084 sqm).

Strategic performance priorities	On track/ met	Not on track/ Not met	Not reported this quarter	Total
Urban regeneration	5		1	6
Property and marina management	2		1	3
Sector leadership	2		1	3
<b>TOTAL</b>	<b>9</b>		<b>3</b>	<b>12</b>

*Note: for details on performance measures, please refer to the Performance measures section – Pages 10 - 11*

## Trends

Information on relevant longer-term trends across the urban regeneration and portfolio management activities will be prepared for future reports.

# Strategic alignment and key policies

## Climate change and sustainability

- **Environmental guidelines for Eke Panuku public realm projects adopted in FY22 are being implemented.** Covering urban ngahere and biodiversity, water sensitive urban design, waste, heat resilience, transport and carbon, the guidelines reflect Eke Panuku and Council group priorities. Eke Panuku is mapping urban ngahere coverage across our neighbourhoods and working with Healthy Waters to develop an agreed approach to catchment planning.
- **Eke Panuku has progressed planning for several deconstruction projects in FY23.** We have conducted salvage surveys of buildings to be removed in Northcote and the project is currently out to tender. A deconstruction approach ensures materials of value are identified and can be salvaged for reuse.
- **Auckland Climate Festival placemaking initiatives** included a launch event at the Botanic Gardens hosted in partnership with Ngaati Te Ata. This had a Puhinui focus and several of our iwi partners spoke at the event. Festival events were also hosted at the Waterfront and Northcote including a Te Ara Awataha Regeneration event.
- **Zero waste Northcote continues to grow impact and outreach.** Implementation of the action plan is now supported and funded by a range of partners, under the leadership of Eke Panuku and Kaipātiki Project. Q1 activity included Matariki environmental activations at local schools with a focus on waste. The Zero Waste Hub was closed in August 2023 to make way for a more integrated approach within the local community including ongoing education and engagement with local schools, kindy, library and businesses.
- **The Avondale Open Streets Activation** took place with a Night Ride and Street Festival on 1 July. This collaboration with AT and Whau Local Board demonstrates a commitment to creating a greater balance in transport options in Avondale. The Avondale mainstreet was temporarily car-free with public zones where people can walk, cycle, socialise and celebrate - transforming ideas around community engagement in urban areas.
- **Te Whakaoranga o te Puhinui (Puhinui Regeneration Programme)** continues to deliver and plan for several climate resilience and sustainability initiatives. The Hayman Park Integration Framework was approved by the Ōtara Papatoetoe Local Board. It outlines a coordinated approach to development of this key open space which includes integration of critical green infrastructure. The concept design for Te Aka Raataa was also approved by the Manurewa Local Board – a key next step in the development of this new green space in South Auckland which will increase urban ngahere, improve walking and cycling connections and reduce flood risk and water quality issues.

## Māori outcomes

### Commercial opportunities

- Eke Panuku has not presented any new commercial development opportunities to mana whenua in Q1.
- North Wharf, Wynyard Quarter - Request for Development Proposal – of the four shortlisted developers, three are partnered with iwi mana whenua to take advantage of the Selecting Development Partners Policy and deliver greater Māori outcomes through the development.

### Engagement

- Eke Panuku has engaged with iwi mana whenua on the Maungarei Connection, Station Precinct and Lagoon Edge Reserve projects in Panmure. Through these engagements, an expression of interest seeking a mana whenua mandated artist or designer to join the design team has been sent to iwi.
- A high level of engagement with Mana Whenua on the Waterfront's Te Ara Tukutuku continues. The Vision and Framework phase of the design process has now been completed. This phase outlined the intent of the development and the spatial mapping of the headland.
- Our annual survey of mana whenua representatives to understand their perspectives on Eke Panuku's engagement with iwi has been contracted.
- Eke Panuku asked iwi to meet directly with our Chief Executive and Board in our Quarterly Governance Forum and Bi-annual Rangatira ki te Rangatira hui. This provides governor to governor opportunities for discussion.

### Culture and identity

- Eke Panuku has been working with mana whenua to understand how we apply Take Mauri Take Hono – Cultural Wellbeing Framework to our projects - Onehunga Wharf Public Realm Upgrade and Northcote Community Centre and Cadness Reserve Upgrade.
- Eke Panuku in partnership with Mana Whenua developed a set of engagement guidelines with artists that outlines key considerations for Eke Panuku to consider when procuring artists for our projects.

# Statement of performance expectations

## Urban Regeneration

### Other Highlights

- **North Wharf development site** - The Request for Development partner (RFDP) for North Wharf has been released to the short-listed parties. Parties have until 16 November to submit their proposals. This is a prime location receiving interest and progressing the development will be challenging due to the slow property market.
- **Papatoetoe** - Construction works on the **St George Street Lanes development Pikotoetoe** has started, construction began in October 2023. This project will create 120 new homes on two sites on St George Street near the town centre. The first stage has 85 terrace houses.
- **Devon Lane road upgrade** in Pukekohe is completed, improving access and safety for pedestrians and creating improved streetscape for future development block as part of development strategy.
- **Manukau Puhinui Regeneration** - The acquisition of 7.6ha of land to enable the future walkway and cycleway along the Puhinui Stream was settled in July 2023 and the project is now progressing to developed design. The initiatives are all progressing well.

### Issues and Risks

- A slow property market has affected several property sales (65 Haddington Drive Ormiston, 9 Hall Street Pukekohe and Waiapu Precinct Onehunga)
- Progress has also slowed on two key Henderson public realm projects (Opanuku Link and the Te Horotiu connection) due to storm/ flood events earlier in the year.
- Progress on the Avondale Central development has been delayed while Master Plan issues are being worked through with our development partner.
- In Manukau, the subdivision, consenting and release of land for 14 Davies Avenue, a residential and commercial development is at risk due to legal matters being worked through.

## Programmes

Key Programme	Status	Progress towards key deliverables set out in the SOI (pages 20-27)
Northcote	On track	All 5 deliverable targets are on track. The town centre deliverables, including the sale of the Northcote Town Centre mixed-use development site at 115 Lake Rd; Ernie Mays Street extension and the Northcote community hub are both on track. The two deliverables relating to the reserve upgrades of Cadness and Jesse Tonar are also on track.
Takapuna	On track	1 deliverable has been achieved and the other 2 deliverables are on track. The Waiwharariki Anzac Square construction deliverable is now complete. Northcroft streetscape works are due to take place in January 2024. The concept design for Huron Street is also on track and will be finalised once Healthy waters have approval for their stormwater network improvements.
City Centre	On track	5 of the deliverable targets are on track, and 1 is at risk. The Karanga-a-Hape station neighbourhood and bus improvements is approximately 3-4 months behind the timeline set at the start of detailed design. The City Centre Action Plan which guides the council group's investment and programme of activity was approved by Eke Panuku Board in July.
Waterfront	On track	All 7 deliverable targets are on track. The North Wharf commercial/retail development site sale is progressing with interested parties having until 16 November 2023 to submit their proposals. The sales of the Lysaght building and Precinct Stage 3 (for commercial buildings, basement carparking, public open space and laneways) are also progressing.  Public realm works are all on track. The Water Edge response works are expected to be completed late November 2023, Pile berth development is expected to be completed for late 2023 and the Westhaven Seawall upgrade works now has resource consent and procurement is underway.  The Te Ara Tukutuku (Wynyard Point) developed design is also progressing with the Vision and Framework document nearing completion and on track for Eke Panuku Board endorsement in November 2023. This collaborative project in partnership with mana whenua will guide the evolution of the Wynyard Point from its industrial past to a resilient, vibrant and attractive waterfront space.
Avondale	On track	2 deliverable targets are on track and 1 is at risk. The Avondale Central development is delayed whilst we work through Master Plan issues with the development partner.
Henderson	At risk	2 of the deliverable targets are at risk and 1 target is on track. The Opanuku Link will improve connectivity between Corban Estate and the Henderson train station and town centre. Resource consent processing is delayed due to storm related issues which may impact the delivery of the project. Draft resource consent conditions have recently been received.  The Te Horotiu (Oratia link cycleway and bridge connection) project final business case has been delayed. Project is being reassessed due to land changes from the impacts of the storm.  Catherine Plaza public realm works are on track with consenting now underway.
Onehunga	At risk	3 of the deliverable targets are at risk and 1 is on track. The 3 deliverables relating to the sale and acquisitions are at risk due to protracted negotiations with the supermarket operator for the Waiapu Precinct and slowed negotiations for the Onehunga Mall site acquisitions.  The remaining deliverable for Paynes Lane streetscape enhancement is on track with consent application expected to be lodged in early 2024.
Panmure	On track	2 deliverables are on track. The Lagoon Edge Reserve enhancement project to expand and enhance the park space at the Panmure Domain is on track for consent lodgment by the end of 2023. Negotiations are underway with the preferred purchaser of the mixed-use development site at 535 Eilerslie Panmure Highway.



Key Programme	Status	Progress towards key deliverables set out in the SOI (pages 20-27)
Maungawhau	On track	The marketing of the development sites surrounding the Maungawhau Station is on track. However, delays with obtaining property information are delaying the due diligence process.
Manukau	On track	<p>5 of the deliverables are on track, and 1 is at risk. Streetscape works in Osterley Way are on track for consent lodgment in June 2024. We are progressing the preferred concept option for Cavendish Drive &amp; Sharkey Street AUT Link which will then be agreed with Auckland Transport. The link is part of Manukau's walking and cycling network works.</p> <p>We are also working with potential development partners for sites at 9 &amp; 10 Putney Way and 33 Manukau Station Road to progress sales.</p> <p>The completed acquisition of 7.6ha of land in Manukau/Wiri will enable the future walkway and cycleway along the Puhinui stream.</p> <p>The Hayman Park Wetlands concept design is now complete and consent lodgment targeted for December 2023.</p> <p>The subdivision progression, consenting and release of land from Auckland Transport of 14 Davies Avenue for a residential and commercial development is at risk due to the legal matters still being worked through.</p>
Papatoetoe	On track	All 3 deliverable targets are on track. Resource consent application is being prepared for Cambridge Terrace extension and carpark project which will provide streetscape upgrades, laneways and a shared path/cycleway. Consenting processes are underway for the Stadium Reserve Road extension. The St George Street residential development works started in October 2023.
Pukekohe	On track	<p>4 of the deliverable targets are on track, and 1 is at risk. The design of the Roulston Park upgrade is nearing completion, with the next step being lodgment of consent. The Market Precinct Concept Plan is being prepared for the Franklin Local Board for endorsement. The project will enhance the town centre with new or upgraded streetscape / laneways.</p> <p>The Edinburgh Superblock central mixed-use development site was approved to be taken to the market in September 2023. Expressions of interest are now open. 174-184 Manukau Road will be taken to the open market in November 2023. The double traffic light upgrade at East, King, Manukau and Massey roads is progressing with the business case being approved and the co-funding agreement is with Auckland Transport for signing.</p> <p>The one deliverable at risk is the site sale of 9 Hall Street, Pukekohe which may be delayed due to a lack of market interest in the site.</p>
Regional programmes	On track	<p>2 of the deliverable targets are on track and 1 is at risk.</p> <p>The Own Your Own Home portfolio sale is progressing, a recommendation paper was approved by the Eke Panuku Board in September 2023.</p> <p>The 198 Dominion Road, Mount Eden site is on the open market and includes the option to utilise the current resource consent for 92 apartments and retail space.</p> <p>65 Haddington Drive, Ormiston is at risk as it will not be marketed for sale until the market improves, which may not be in this financial year.</p>

*Note: for more details, please refer to Appendix – Urban Regeneration Spatial Delivery Plans – Pages 18 - 23*

## Property and marina management

### Highlights

- The property portfolio has made good progress year to date with net surplus currently tracking \$1.8m ahead of budget.
- Silo and Viaduct marinas have become the first superyacht marinas in New Zealand to be accredited with Superyacht Ready status. Superyacht Ready is an accreditation available to marinas that have the minimum capacity and capabilities required to provide safe and adequate berthing for superyachts. The Superyacht Ready criteria are based on the suitability of the marina's infrastructure to accommodate superyachts, security measures and service availability.

### Issues and Risks

- With market conditions impacting some customers and tenants, we will continue with debt monitoring and follow-ups.

### Programme

Key Programme	Status	Progress towards key deliverables
Renewals	On track	Four priority renewals underway. The health and safety work on the Bascule bridge in the waterfront has started and is expected to be completed in December 2023. The Westhaven Marina fire alarm system upgrades will start once building consent is received. At this stage they are expected to complete works early next year. The scope and cost of works for the renewal of the channel navigation markers in the Manukau Harbour/Wairopa channel are currently being prepared.

## Performance measures

Performance measure	Previous year result	Target	Q1 Actual	Status	Commentary
<b>Urban regeneration programmes and projects</b>					
Net new dwellings (housing units) – LTP performance measure	364	60	1	On track	1 dwelling completed with CCC being issued in July.
Commercial / retail gross floor area (GFA) or net lettable area (square metres) – LTP performance measure	-	Nil	-	N/A	Not measured as per SOI. The timing of construction projects meant there were no projects planned for the year.
Public realm – square metres	14,952 sqm	7,000 sqm	6,176 sqm	On track	Total public realm completed YTD is 6,176 sqm. This includes 1,809 sqm for the final stage of the Hayman Park Playground (half basketball court) in Manukau, and 1,333 sqm for the Devon Lane upgrade in Pukekohe completed in July. The completion of the remaining 2,084 sqm area of Waiwharariki Anzac Square in August and the Waterfront’s Market Square works 950 sqm.
Capital project milestones approved by the board achieved – LTP performance measure	67%	80%	7%	On track	One target was met in August with construction being completed on the Waiwharariki Anzac Square in Takapuna. The remaining 14 targets are on track.
Achieve board approved budgeted Transform and Unlock (T&U) sales for the financial year through unconditional agreements	\$13.7m	\$40m	\$0.6m	On track	\$600k of sales have been achieved YTD. One unconditional sale in Pukekohe was completed in September.
The asset recycling target agreed with Auckland Council	\$86.4m	\$115m	\$0.9m	On track	\$900k of sales have been achieved YTD.

<b>Property portfolio and marina management</b>					
Annual property portfolio net operating budget result agreed with the council achieved – LTP performance measure	\$25.4m	\$17.3m	\$1.8m	On track	The net operating surplus for the property portfolio at the end of September is \$1.8m, this is \$1.8m ahead of budget.
Monthly average occupancy rate for tenatable properties - LTP performance measure	Commercial 94.0% Residential 97.1%	Commercial 90% Residential 95%	94.7% 97.1%	On track	Occupancy rates continue their stable trend.
Percentage of marina customers surveyed who are satisfied with marina facilities and services	90%	88%	-	Reported end of year	The Marina customers survey will be measured at the end of year.
<b>Sector leadership</b>					
<b>Creating positive outcomes for Māori</b> Deliver ongoing or new initiatives that support Māori Outcomes	51	40	18	On track	18 initiatives were delivered YTD to support Māori outcomes. Examples of initiatives carried out in Q1 include the Mana Whenua Outcomes Framework Review, the Manukau Public Art Strategy, Engaging Mana Whenua Mandated Artist Guidelines, Panmure Station Precinct hui, Matariki FY23 Report, Te Komititanga Place Pilot and the Property Pipeline Update.
<b>Enhancing the relationship between Eke Panuku and mana whenua</b> Increasing the percentage of satisfaction with the support they receive from Eke Panuku	56%	5% increase on previous year	-	Reported end of year	This survey will be completed at the end of the financial year.
Percentage of complaints received by Eke Panuku resolved within 10 working days	100%	80%	57%	On track	In Q1 we received 7 complaints. Four complaints met target and one did not. Two complaints are awaiting customer response.

## Financials – Eke Panuku company

Overall, the operating performance of Eke Panuku is favourable to budget, and the drawdown of funding from Council for Eke Panuku is \$1.1m less than budgeted.

A: Other direct revenue is unfavourable to budget, most of this revenue is generated through Eke Panuku staff charging time to capital sales projects. This is a timing difference and will be corrected by year end.

B: Employee benefits is favourable to budget. Vacant positions account for most of this variance to date and there is a timing difference to date in training costs.

C: Other Direct expenditure is favourable to budget. There are timing differences to phased budget in consultants and communications costs, these are expected to be on budget by year end.

Direct operating performance						
(\$ million)	Notes	FY 23	FY 24 Quarter 1 YTD			FY 24
		Actual	Actual	Budget	Variance	Budget
<b>Net direct expenditure</b>		<b>(17.9)</b>	<b>(4.6)</b>	<b>(5.8)</b>	<b>1.1</b>	<b>(24.2)</b>
<b>Direct revenue</b>		<b>16.3</b>	<b>4.5</b>	<b>4.6</b>	<b>(0.2)</b>	<b>17.6</b>
Fees and user charges		0	0	0	0	0
Operating grants and subsidies						
Other direct revenue	A	16.3	4.5	4.6	(0.2)	17.6
<b>Direct expenditure</b>		<b>34.2</b>	<b>9.1</b>	<b>10.4</b>	<b>1.3</b>	<b>41.8</b>
Employee benefits	B	28.6	7.6	8.2	0.7	33.3
Grants, contributions and sponsorship		0	0.0	0.0	0.0	0.1
Other direct expenditure	C	5.6	1.5	2.1	0.6	8.4
<b>Other key operating lines</b>						
Vested assets						
Non Direct Revenue						
Depreciation and amortisation		0.3	0.1	0.1	(0.0)	0.3
Finance costs						

## Managed activities for Auckland Council

The financials in the table represent the Auckland Council portfolio managed by Eke Panuku. These exclude the net direct revenue that Eke Panuku has generated for properties managed for Auckland Transport and is ahead of budget. In addition, a \$2.0m on budget dividend has been paid to Council's Solid Waste team from the Waste Disposal Services investment, managed by Eke Panuku.

Net direct revenue is tracking \$2.3m favourable to budget year to date.

A. \$11.8m direct revenue, is favourable to budget. A property in the Wynyard Quarter was expected to be sold in FY23 and this is still being negotiated with unbudgeted revenue to date. There was also a one-off back payment of rental increase for a tenant.

B. Direct expenditure \$1.7m favourable to budget. To date actual rates charges received are \$1.1m less than phased budgeted, it is possible that additional charges will continue to be received in year. Across all other expense types there are some minor timing differences to budget.

## Direct operating performance

(\$ million)	Notes	FY 23	FY 24 Quarter 1 YTD			FY 24
		Actual	Actual	Budget	Variance	Budget
<b>Net direct revenue</b>		<b>7.3</b>	<b>(1.4)</b>	<b>(3.7)</b> <span style="color: green;">▲</span>	<b>2.3</b>	<b>1.1</b>
<b>Direct revenue</b>		<b>49.5</b>	<b>12.2</b>	<b>11.6</b>	<b>0.6</b>	<b>45.3</b>
Fees and user charges		1.8	0.4	0.5	(0.1)	1.9
Operating grants and subsidies						
Other direct revenue	A	47.7	11.8	11.1	0.7	43.4
<b>Direct expenditure</b>		<b>42.2</b>	<b>13.6</b>	<b>15.3</b>	<b>1.7</b>	<b>44.2</b>
Employee benefits		0.1	0.0	0.0	0.0	0
Grants, contributions and sponsorship		0	0.0	0.0	0.0	0
Other direct expenditure	B	42.1	13.6	15.3	1.7	44.2
<b>Other key operating lines</b>						
Vested assets						
Non Direct Revenue						
Depreciation and amortisation		22.0	5.6	5.7	0.1	23
Finance costs						(0.1)

## Financial breakdown by key activities

### Eke Panuku Cash Flows

	YTD Actual	YTD Budget	YTD Variance	Full year budget	
<b>Capital Inflows</b>					
Selling Council's surplus property	0.9	-	0.9	115.0	Still on track to meet this target.
Selling or long leasing property to reinvest in our urban regeneration locations	0.6	-	0.6	40.0	Still on track to meet this target.
Third part capital contributions	-	1.3	(1.3)	3.8	No revenue received to date as the capital project that it relates to is still in the procurement process, construction is still expected to start this financial year.
<b>Capital Outflows</b>					
Investing in council group assets to support regeneration and asset renewals	19.1	20.5	(1.4)	76.7	Capital spends to date on track and expected to be on budget.
<b>Operational Inflows</b>					
Revenue from property interests for Council group	17.8	17.3	0.5	68.7	Small increase in revenue received to date from a small number of properties that have been held for longer than expected.
<b>Operational Outflows</b>					
Managing council group properties	3.8	4.5	0.7	21.4	Savings in year due to staff vacancies.
Utilities and leases for council group owned assets we manage	2.1	2.2	0.1	6.3	
Rates on council group owned assets	6.8	7.9	1.1	7.9	Rates expenses received to date are \$1.1m less than full year budget. There is potential for this to be a saving in year however historically we have continued to received charges until at least the half year.
Maintenance of council properties	2.8	2.9	0.1	13.0	
Consultation, negotiation and sales processes to sell council property	0.7	0.7	-	3.5	
Leading regeneration of town centres, city centre and waterfront.	4.4	5.6	1.2	22.5	Savings in year due to staff vacancies and timing of external spend on consultants.

## Operating expenditure

### Urban regeneration

	Notes	Previous year Actual	Actual	2023/24 YTD Budget	Variance	Full year Budget
Transform and Unlock Locations						
<b>Net direct expenditure</b>		<b>12.3</b>	<b>2.3</b>	<b>3.2</b>	<b>0.9</b>	<b>11.8</b>

## Capital expenditure

			2023/24 YTD			Full year
	Notes		Actual	Budget	Variance	Budget
<b>Property renewals</b>		10.0	1.5	1.2	(0.3)	8.0
<b>Transform and Unlock Locations</b>						
<i>Isthmus</i>		3.7	0.7	0.8	0.1	4.2
<i>North</i>		14.2	1.6	2.2	0.6	7.3
<i>South</i>		10.8	5.6	6.1	0.5	13.9
<i>West</i>		2.6	0.2	0.1	(0.1)	15.5
<i>Waterfront</i>		22.8	8.5	8.4	(0.1)	17.8
<b>Regional</b>		4.9	1.0	1.7	0.6	10.1
<b>Total</b>		<b>69.0</b>	<b>19.1</b>	<b>20.5</b>	<b>1.4</b>	<b>76.8</b>



## Asset sales and long-term leases

	Notes	2023/24 YTD			Full year
		Actual	Budget	Variance	Budget
General Asset sales for the group		0.9	0	0.9	115.0
Reinvestment - Transform and Unlock		0.6	0	0.6	20.0
<b>Total</b>		<b>1.5</b>	<b>0</b>	<b>1.5</b>	<b>135.0</b>
<b>Waterfront long leases</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>20.0</b>

## Property and marina management

	Notes	Previous year	2023/24 YTD			Full year
		Actual	Actual	Budget	Variance	Budget
<b>Auckland Council Properties</b>						
Direct revenue		34.9	9.1	8.3	0.8	33.0
Direct expenditure		12.8	7.1	7.8	0.7	16.3
<b>Net direct expenditure</b>		<b>22.1</b>	<b>2.0</b>	<b>0.5</b>	<b>1.5</b>	<b>16.7</b>
<b>Waterfront Public Space</b>						
Direct revenue		0.6	0.1	0.1	0	0.3
Direct expenditure		4.5	1.9	1.3	(0.6)	5.0
<b>Net direct expenditure</b>		<b>3.9</b>	<b>1.8</b>	<b>1.2</b>	<b>(0.6)</b>	<b>(4.7)</b>
<b>Marina Operations</b>						
Direct revenue		13.6	3.8	4.0	(0.2)	16.1

Notes	Previous year	Actual	2023/24 YTD		Full year
	Actual		Budget	Variance	Budget
Direct expenditure	5.1	1.5	1.6	0.1	6.5
<b>Net direct expenditure</b>	<b>8.5</b>	<b>2.3</b>	<b>2.4</b>	<b>(0.1)</b>	<b>9.6</b>
<b>Marina Trusts</b>					
Direct revenue	5.7	1.7	1.7	0	6.8
Direct expenditure	5.5	1.5	1.7	0.2	6.9
<b>Net direct expenditure</b>	<b>0.2</b>	<b>0.2</b>	<b>0</b>	<b>0.2</b>	<b>(0.1)</b>
<b>Auckland Transport Properties</b>					
Direct revenue	8.0	1.6	1.6	0	6.4
Direct expenditure	3.0	1.8	2.1	0.3	5.8
<b>Net direct expenditure</b>	<b>5.0</b>	<b>(0.2)</b>	<b>(0.5)</b>	<b>0.3</b>	<b>0.6</b>
<b>Business Interests</b>					
<b>Direct revenue (includes share of JV Profit)</b>	<b>8.1</b>	<b>2.1</b>	<b>2.1</b>	<b>0</b>	<b>8.6</b>
<b>Direct expenditure</b>	<b>0.6</b>	<b>0.2</b>	<b>0.3</b>	<b>0.1</b>	<b>0.7</b>
<b>Net direct expenditure</b>	<b>7.5</b>	<b>1.9</b>	<b>1.8</b>	<b>0.1</b>	<b>7.9</b>

#### Activity based financials commentary:

Variances are immaterial.

# Appendix – Urban Regeneration Spatial Delivery Plans

These plans provide a summary of projects within each programme and provide updates on specific projects.

We will present five location programmes per quarter reporting cycle.

The link below is to the Eke Panuku board reports public information webpage which contains the full set of spatial delivery plans:

<https://www.ekepanuku.co.nz/about/public-information/>

Locations	Reporting Cycle	Regional Programmes	Reporting Cycle
1. Northcote	Q1		
2. Takapuna	Q1		
3. Henderson	Q1		
4. Avondale	Q1		
5. Maungawhau	Q1		
6. City Centre	Q2		
7. Waterfront	Q2		
8. Onehunga	Q2		
9. Panmure	Q2		
10. Manukau	Q2		
11. Old Papatoetoe	Q3		
12. Ormiston	Q3		
13. Pukekohe	Q3		
		14. Eastern Busway TODs	Q3
		15. Service Property Optimisation	Q3
		16. Corporate Property	Q4
		17. Haumaru Scope	Q4
		18. Supports Scope	Q4
		19. Regional Renewals	Q4
		20. Waterfront Renewals	Q4



# NORTHCOTE

**Vision:** A growing community with a lively and welcoming heart where business thrives, and everyone's needs are met.

## Projects completed

- 1 Te Ara Awataha – schools edge
- 2 Acquisitions
- 3 Greenslade Reserve (Healthy Waters)

## FY 24

- 4 Jessie Tonar Scout Reserve upgrade
- 5 Kāinga Ora housing development

## FY25

- 6 Street upgrades or extensions
- 7 Community Hub and Cadness Reserve upgrade
- 8 Te Ara Awataha – town centre edge
- 9 115 Lake Road - Town Centre Development

## Long-term projects (FY26+)

- 10 123 Lake Road development (Countdown site)
- 11 College Road development
- 12 Town Square

Jesse Tonar Scout Reserve – Construction is underway and progressing well. We are working in partnership with Healthy Waters, who is contributing funding to the project. The name Papa ki Awataha was approved in August 2023 by the Kaipātiki Local Board and signage and wayfinding design works are being finalised. The Project is on track to meet SOI target.

Community Hub and Cadness Reserve upgrade – A preferred building layout has been discussed with Auckland Council, The Kaipātiki Local Board, Technical Advisory Group (TAG) and mana whenua. The preferred layout sees the extension to the existing building into Cadness Reserve along the back of the College Road property boundaries. This creates the most open and welcoming public space area in Cadness Reserve and enables the most visual connection from the new Ernie Mays Street into the reserve.

Following positive conversations with community provider companies and a workshop with the Kaipātiki Local Board on 20 September 2023, local board approval for providers who will be given space within the new community hub will be sought in October 2023. This will enable the concept design to progress. Another key consideration of the design of the hub is making sure that sufficient library and public space is available.

Northcote Town Centre development – Marketing of Northcote Central will commence in October 2023. The EOI stage will be open for 6 weeks. We expect to get approval in December 2023 from the Eke Panuku Board on the shortlisted parties to take the site forward to the next stage.

Street upgrades or extensions – Following stormwater modelling, the final concept design of Ernie Mays Street is being completed. It will then be reviewed and approved by Auckland Transport and Healthy Waters.





# TAKAPUNA

**Vision:** To make the most of Takapuna's lake and seaside setting to create a safe, accessible and vibrant town centre orientated around pedestrians and cyclists

## Projects completed

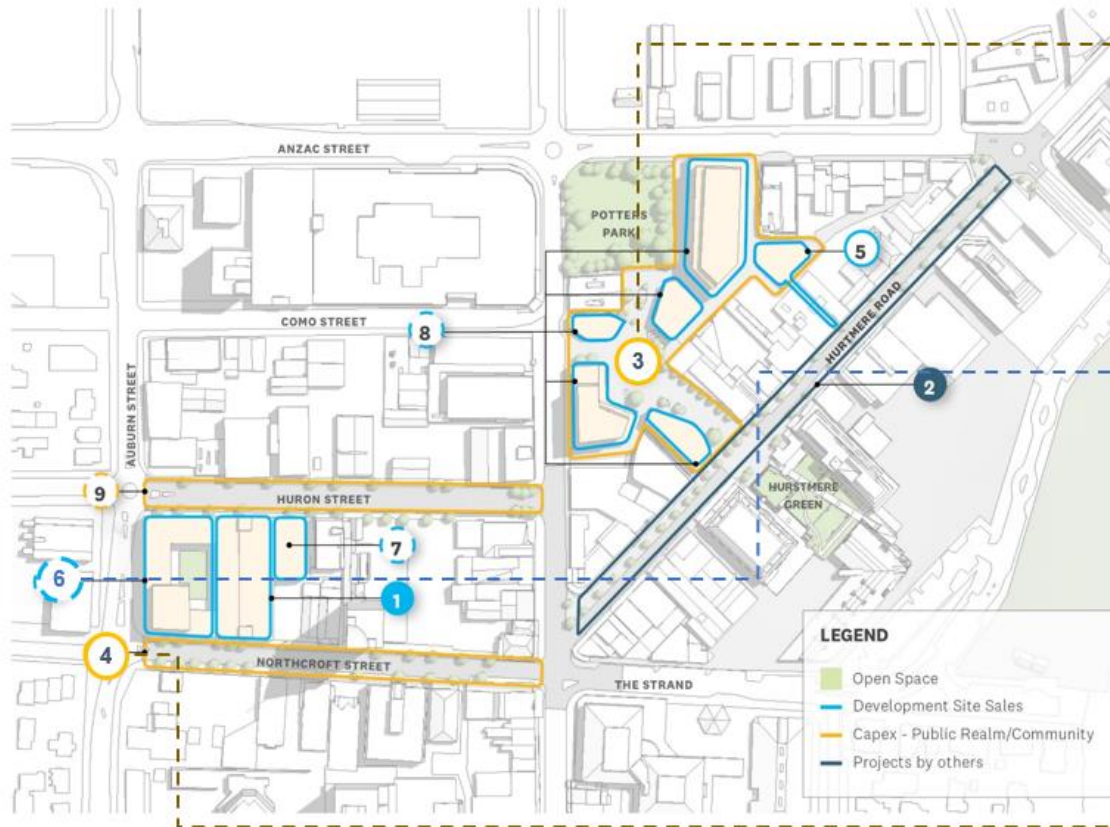
- 1 Toka Puia car park
- 2 Hustmere Road upgrade (AT)

## FY24

- 3 Waiwharariki Anzac Square
- 4 Northcroft Streetscape upgrade
- 5 R78 & 72A Hurstmere Road development

## FY25+

- 6 Auburn Street developments
- 7 14 Huron Street development
- 8 Anzac Street development site
- 9 Huron Streetscape upgrade



**Waiwharariki Anzac Square (Town Square)** – A project to strengthen connections within Takapuna and through to the beach and create a welcoming space for the community to relax and spend time in, and provide a much-needed social, cultural and economic anchor for Takapuna. Construction is now complete, and the new space is open for the community to use. A mana whenua-led karakia whakawātea (dawn blessing) took place on 1 September 2023. The new space has received lots of positive feedback from the public. These works were also one of our SOI targets. A new Sunday Market operator has been in place since the start of September. We have received good feedback on the new operator and how the market is being run.

**Auburn Street developments** is a high-density high-rise residential and commercial project – McConnell Property obtained resource consent on 18 September 2023. Once Overseas Investment Approval (OIA) is received, land transfer and settlement will follow.

**Northcroft streetscape upgrade** – A project to improve the walking/cycling connection to Takapuna town centre and enhance the quality of street furniture, planting and lighting. The final design of Northcroft Street is complete. Engineering Plan Approval and approval from Auckland Transport Traffic Control Committee is currently being sought.

In late September 2023 the Innovating Streets for People (ISFP) components along the road were removed and the road corridor restored to its permanent state. The remaining works in Northcroft Street are due to take place in January 2024. The design of Huron Street will continue once Healthy Waters have approval for their stormwater network management improvements for the town centre.

# HENDERSON

**Vision:** An Urban Eco Centre enhancing the mauri of the twin streams Wai o Eke Panuku and Wai Horotiu.

## Projects completed

- 1 Te Ara Pūheke (new road)
- 2 Haumaru Housing Henderson (Haumaru)
- 3 23-27 Henderson Valley Road (Henderson Green)
- 4 Falls Carpark, 14 Edmonton Road (future development)
- 5 2-6 Henderson Valley Road (future residential development by Laidlaw College)

## FY24

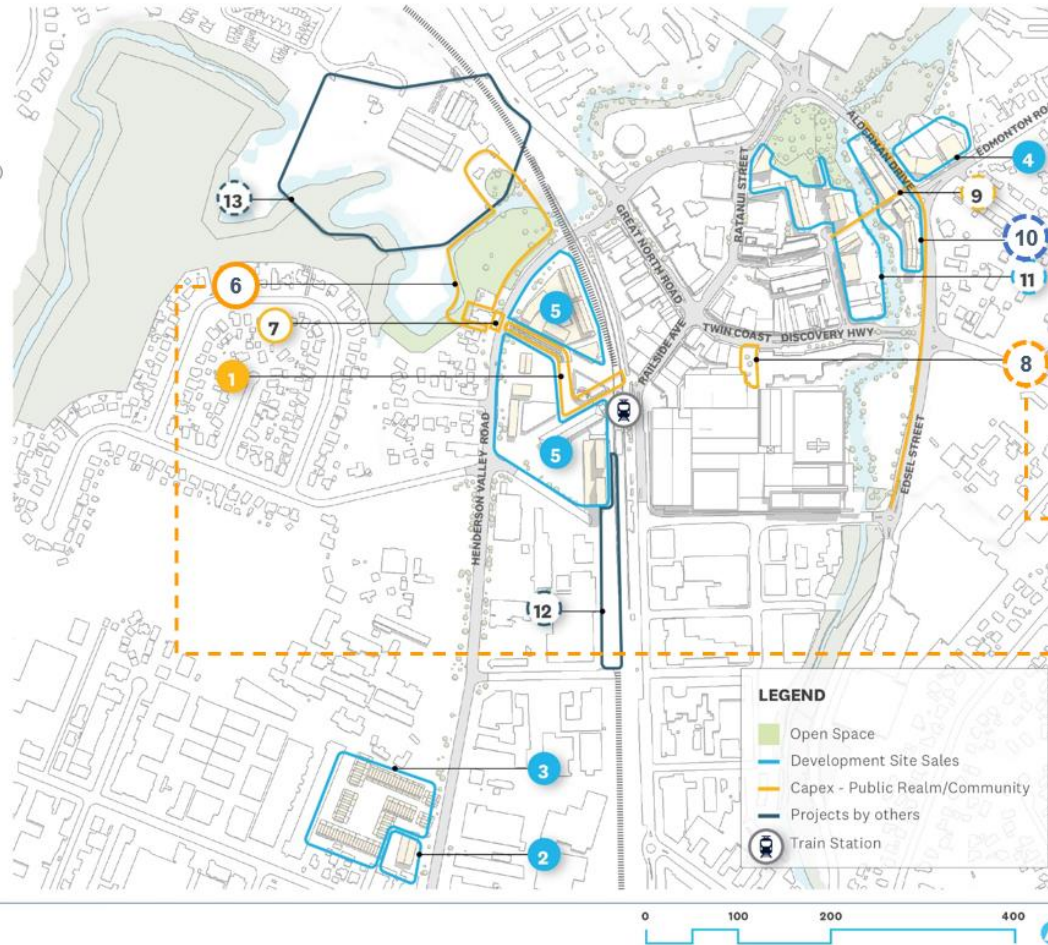
- 6 Opanuku Link
- 7 Henderson Valley Road enhancement

## FY25

- 8 Catherine Plaza upgrade
- 9 Wai Horotiu (Oratia Link) - Cycleway and bridge
- 10 19 Alderman Drive carpark (C40)
- 11 Oratia Precinct (Trading Place)
- 12 City Rail Link Platforms (CRL)

## Long-term projects (FY26+)

- 13 Corban Estate Masterplanning (Community Facilities)



Henderson faces a range of challenges due to climate impact, consenting difficulties and project cost escalations. In response to this, in August 2023 the Henderson team took the Henderson-Massey Local Board, the Eke Panuku Board of Directors and the Eke Panuku Executive Leadership Team on a walking tour. A workshop style presentation of the Henderson programme was also given, which had a focus on momentum, community and playing to our strengths.

**19 Alderman Drive carpark (C40)** – A project to support the vitality of the town centre businesses. Steps to secure title for the site are progressing in the face of multiple consenting and title condition challenges.

**Catherine Plaza upgrade** – A project to support the vitality of the town centre businesses. Resourcing and consultant team procurement is underway the project to proceed towards a consenting milestone before the end of FY24.

**Opanuku Link** - This project includes a new bridge for walking and cycling, a new playground and a shared cycleway, improving the connectivity between the Corban Estate and the Henderson Train Station and town centre. Resource consent was lodged with Auckland Council on 18 August 2022 and draft conditions have recently been received. Processing timeframe has been extended due to storm water related issues.



# AVONDALE

**Vision:** To create a strong vibrant centre in which a growing community want to live, work and play.

## Projects completed

- 1 Crayford Street West
- 2 Public car parking facility to support the Avondale Library & Community Hub
- 3 24-26 Racecourse Parade (Set Apartments, Ockham Residential)
- 4 Trent Street/Whakawhiti Loop (Housing Foundation/Eke Panuku)
- 5 Aroha Apartments (Ockham Residential & Marutūāhu Iwi)
- 6 Waterview shared path (Auckland Transport)

## FY24

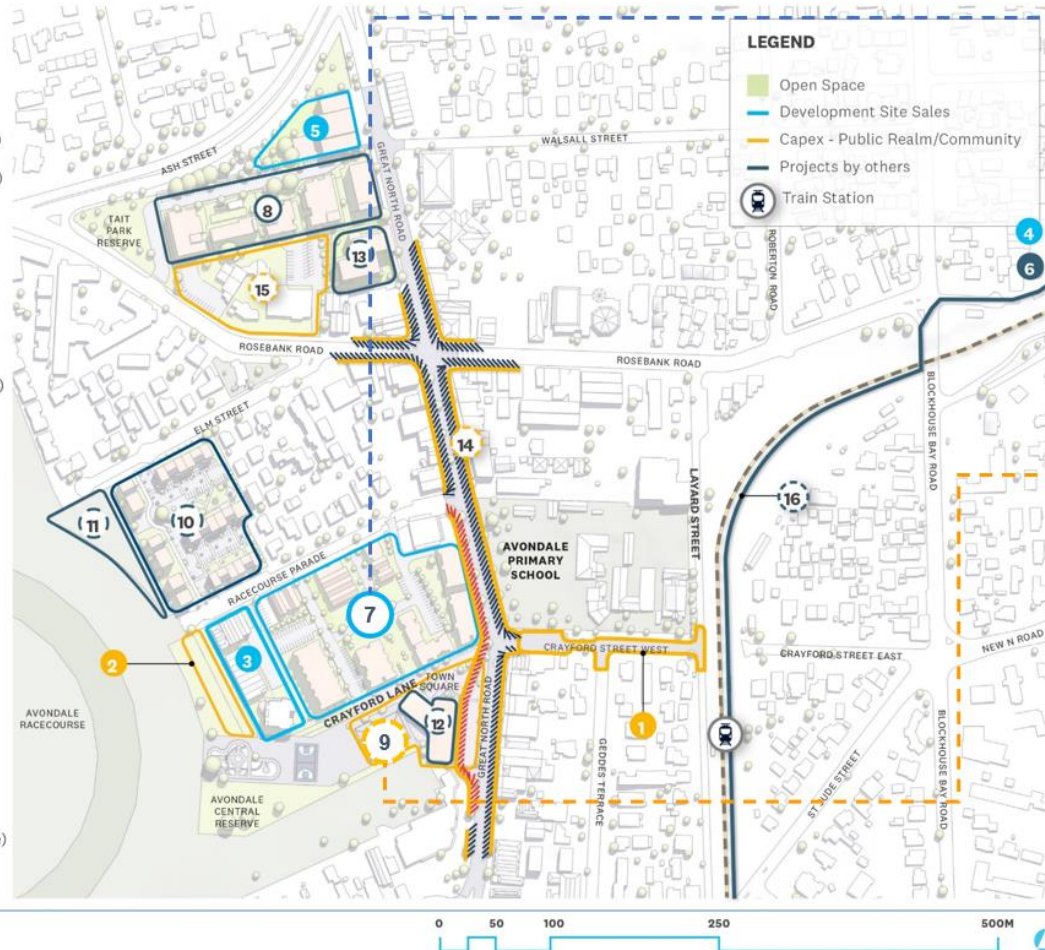
- 7 Avondale Central, 6 & 10 Racecourse Parade
- 8 Highbury Triangle - housing for older people (Kāinga Ora)

## FY25

- 9 Town Square & outdoor spaces upgrade
- 10 18 Elm Street (Kāinga Ora)
- 11 26 Elm Street (Anson housing development)
- 12 Avondale Library & Community Hub (Auckland Council)
- 13 1843 Great North Road (Nordic Apartments)

## Long-term projects (FY26+)

- 14 Great North Road Paving Project
  - Auckland Transport
  - Eke Panuku
- 15 93-99 Rosebank Road (Current Library & Community Centre)
- 16 New Lynn to Avondale shared path (Auckland Transport)



**Avondale Central, 6 & 10 Racecourse Parade** – A significant mixed-use residential development on a critical site that has been vacant for many years. Negotiations continue with the development partner to resolve master plan issues.

The acquisition of 10 Racecourse Parade from Kāinga Ora is due to settle in June 2024. The purchase of this site will enable the development of Avondale Central.

**Town square and outdoor spaces upgrade** – Avondale Civic Precinct open space integrating with the Multi-Purpose Community Facility (MPCF) led by council’s Service Strategy and Integration (Community Facilities) team.

On 27 September 2023, the Whau Local Board approved the preliminary design for the Te Hono community hub and recommended to the Governing Body to reallocate \$15M from the Whau Aquatic and Recreation Centre to Te Hono.

On 28 September 2023, the Governing Body approved the reallocation of funding for the community hub project. We now have funding certainty for Te Hono. The construction of the adjacent town square and outdoor areas will be managed by Eke Panuku, with its own confirmed funding. Eke Panuku is working closely with council to ensure a well-integrated outcome.

# MAUNGAWHAU

**Vision:** For each precinct to become one of the best-quality, high density urban villages in the country, which is highly accessible to all parts of the Auckland region. It will be highly sought after, contemporary, sustainable, resident-led, mixed-use urban village.

## Long-term projects (FY25+)

- 1 Maungawhau Station development sites
- 2 14-22 Boston Road development site
- 3 1-3 Fenton Street development site
- 4 New North Road development site
- 5 Basque Park upgrade (Auckland Council)

